091.A	0001	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	834,900	/	834,900
USE VALUE:	834,900	/	834,900
ASSESSED:	834,900	/	834,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN DANIEL J/ETAL
Owner 2:	GRIFFIN VIRGINIA D
Owner 3:	
Street 1:	31 JEFFREY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,192 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1966, having primarily Vinyl Exterior and 3090 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6192.000	410,900		424,000	834,900
Total Card	0.142	410,900		424,000	834,900
Total Parcel	0.142	410,900		424,000	834,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 270.23 | /Parcel: 270.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	129168
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!7457!

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,900	0	6,192.	424,000	834,900	834,900	Year End Roll	12/18/2019
2019	101	FV	307,000	0	6,192.	430,100	737,100	737,100	Year End Roll	1/3/2019
2018	101	FV	307,000	0	6,192.	321,100	628,100	628,100	Year End Roll	12/20/2017
2017	101	FV	307,000	0	6,192.	290,800	597,800	597,800	Year End Roll	1/3/2017
2016	101	FV	307,000	0	6,192.	278,600	585,600	585,600	Year End	1/4/2016
2015	101	FV	304,000	0	6,192.	236,200	540,200	540,200	Year End Roll	12/11/2014
2014	101	FV	304,000	0	6,192.	224,100	528,100	528,100	Year End Roll	12/16/2013
2013	101	FV	304,000	0	6,192.	213,200	517,200	517,200		12/13/2012

PRINT

Date	Time
12/10/20	22:05:33

LAST REV

Date	Time
02/05/19	13:14:24
ekelly	
7457	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OPPEDISANO LIND	26607-530		8/23/1996		190,000	No	No		Y

USER DEFINED

Prior Id # 1:	129168
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2003	299	Addition	70,000	C		G6	GR FY06	2ND STY OVER 1ST F
5/13/1998	286	Manual	2,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
4/15/2009	Measured	372	PATRIOT
7/13/2005	Permit Visit	BR	B Rossignol
2/23/2000	Mailer Sent		
2/23/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6192		Sq. Ft.	Site		0	70.	0.98	5									424,034						424,000	

Total AC/HA: 0.14215 | Total SF/SM: 6192 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,034 | Spl Credit | Total: 424,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09043622
Const Adj.:	1.00439954
Adj $ / SQ:	136.904
Other Features:	111250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	504766
Depreciation:	93887
Depreciated Total:	410880

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

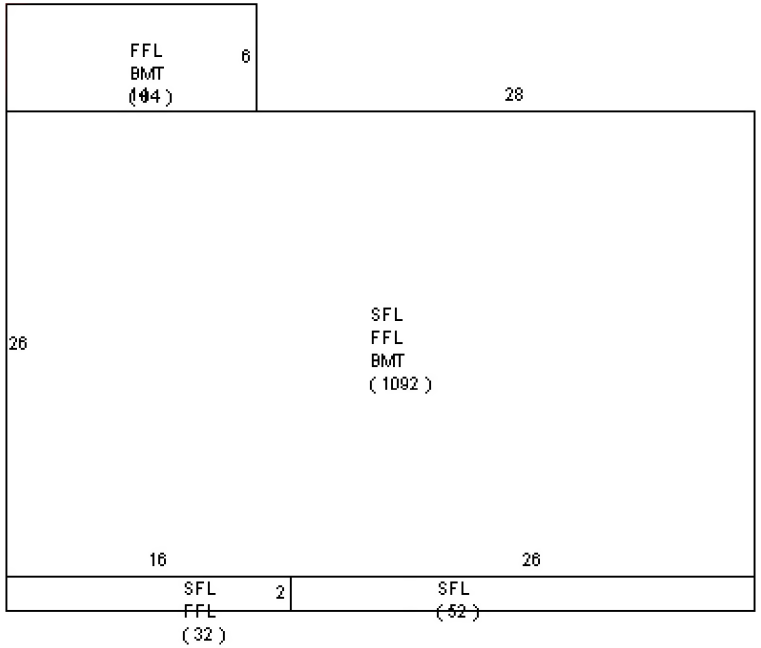
No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.90
Special Features:	0	Val/Su Net:	115.42
Final Total:	410900	Val/Su SzAd	172.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,208	136.900	165,380
BMT	Basement	1,176	57.090	67,137
SFL	Second Floor	1,176	136.900	160,999

Net Sketched Area:	3,560		Total:	393,516	
Size Ad	2384	Gross Are	3560	FinArea	3090

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	